



**CODE ENFORCEMENT BOARD
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
FEBRUARY 22, 2022
9:00 A.M.**

CITY OF FORT LAUDERDALE

<u>Board Members</u>	<u>Attendance</u>	Cumulative Attendance 2/2022 through 1/2023	
		<u>Present</u>	<u>Absent</u>
Mark Booth, Chair	P	1	0
Chris Evert, Vice Chair	P	1	0
Justin Beachum	A	0	1
Julie Lurie	A	0	1
Michael Madfis	P	1	0
William Marx	P	1	0
Terry Nolen	P	1	0

Alternates

Lakhi Mohnani	A	0	1
Karen Dirindin	A	0	1
Kyle Sawchuk	A	0	1

Staff Present

Katie Williams, Administrative Assistant
Carmen Thompson, Administrative Assistant
Rhonda Hasan Assistant City Attorney
Tasha Williams, Administrative Supervisor
Yvette Cross-Spencer, Administrative Assistant
Nash Madic, Building Inspector
Leonardo Martinez, Building inspector
Jorge Martinez, Building Inspector
Jose Saragusti, Building Inspector
Jamie Opperlee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

BE21100138: Zachary Heissner
CE19081611: Alberto Polanco; Julio Rodriguez
CE19050105: Stacy Thomas
BE21060093: Richard Ehnke
CE21040026: Kaysarel Misir

CE20020822: David Knezevich
BE21100287: Nir Zeer
BE21090005: Almedia Virissimo
BE21100017: Steve Ostrovskiy

The meeting was called to order at 9:00 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE20020822
1740 NE 49 ST
KNEZEVIC, ANA

This case was first heard on 1/26/21 to comply by 4/27/21. Violations, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

David Knezevich, owner, said the mechanical permit application was still being reviewed. He requested 28 days.

Motion made by Mr. Nolen, seconded by Ms. Evert to grant a 28-day extension to 3/22/22, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: BE21090005
2821 SW 13 CT
LAZARIDES, STEVEN

Service was via posting at the property on 1/31/22 and at City Hall on 2/8/22.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

- 1- BATHROOMS RENOVATION
- 2- KITCHEN RENOVATION
- 3- SHADED STRUCTURE ON THE SOUTH SIDE
- 4- SIDE PATIO WAS PAVED

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Almedia Virissimo said she was ready to obtain the permit and requested 63 days.

Motion made by Ms. Evert, seconded by Mr. Madfis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/26/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: CE19081611
977 NW 53 ST
961 NW 53 LLC

This case was first heard on 6/22/21 to comply by 9/28/21. Violations, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Nash Madic, Building Inspector, recommended a 63-day extension.

Alberto Polanco, tenant, requested 63 days.

Motion made by Mr. Nolen, seconded by Ms. Evert to grant a 63-day extension to 4/26/22, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: **CE19050105**
1110 PARK DR
BURNETTE, VALERIE L & THOMAS, IRENE E

This case was first heard on 1/26/21 to comply by 4/27/21. Violations, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Stacy Thomas, sister of the owner, said it was difficult finding a contractor to do such a small job. She requested 63 days.

Motion made by Mr. Nolen, seconded by Ms. Evert to grant a 63-day extension to 4/26/22, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: **BE21060093**
1400 SW 18 CT
EHMKE, PAULA JEAN & RICHARD

Service was via posting at the property on 2/2/22 and at City Hall on 2/8/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
WOOD ACCESSORY STRUCTURE INCLUDING STRUCTURAL, ELECTRICAL AND PLUMBING.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Richard Ehmke, owner, said he was working with an architect and the Building Department to obtain permits. He requested 63 days. Inspector Saragusti could not say if there were setback issues because he had just taken over the case.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/26/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: **CE21040026**
1440 N FEDERAL HWY
GREENPOINT FEDERAL INVESTMENTS LLC

This case was first heard on 9/28/21 to comply by 11/23/21. Violations, service, and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,550 and the City was requesting administrative costs of \$344 be imposed.

Jorge Martinez, Building Inspector, recommended reducing the amount owed to \$344 to cover administrative costs.

Kaysarel Misir agreed to the reduction.

Motion made by Mr. Nolen, seconded by Ms. Evert to impose \$344 for administrative costs. In a voice vote, motion passed 5-0.

Case: BE20100017
3000 RIVERLAND RD
OSTROVSKIY, STEVE

This case was first heard on 4/27/21 to comply by 9/28/21. Violations, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Nash Madic, Building Inspector, reported the permit had been issued on 2/18/22 so the property was now in compliance. He recommended imposition of the fines. He said the owner had continued to perform work at the property after a Stop Work Order was posted.

Steve Ostrovskiy said he had ceased work after the Stop Work Orders were posted and not continued until the permit was issued.

Leonardo Martinez, Building Inspector, testified that he had visited the property with former Inspector Albores, and work had continued after the Stop Work order had been posted. Mr. Ostrovskiy stated he had stopped work "maybe a couple days" after the Stop Work Order was posted.

Ms. Hasan stated the Stop Work Order had been ignored, per the photos presented when the case was initially presented. She recommended imposition of the fines.

Motion made by Mr. Madfis, seconded by Mr. Nolen, to find the property was not in compliance by the ordered date and to impose the \$3,100 fine. In a roll call vote, motion passed 3-2 with Booth and Marx opposed

Case: BE21100287
2580 SW 6 CT
BH 24 AVE LLC

Service was via posting at the property on 2/3/22 and at City Hall on 2/8/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW WOOD FENCE, DOORS AND WINDOWS, A/C UNITS (3), KITCHEN AND BATHROOM, FLAT ROOF, ELECTRICAL FIXTURES.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Nir Zeer said the roof had not been done, and the windows had been permitted in 2013. Other work was done without a permit. They had already submitted the permit application.

Motion made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/22/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: **BE21100138**
403 SW 11 AVE
HEISSNER, ZACHARY G

Service was via posting at the property on 2/3/22 and at City Hall on 2/8/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW WOOD FENCE.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Zachary Heissner said he had not touched the fence on the south side of the property but he had repaired the back fence. He described problems he experienced submitting the permit application.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/22/22, or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: **CE21110104**
320 SW 13 ST
MCCOLLISTER, JENNIFER
WAGNER, ALEXIS

Service was via posting at the property on 1/27/22 and at City Hall on 2/8/22.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW METAL FENCE IN THE FRONT AND WOOD FENCE ON THE SIDES OF THE PROPERTY,
NEW PAVERS DRIVEWAY.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/26/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: **BE21100189**
424 CORAL WAY
ALVAREZ CALDERON, JUAN DE DIOS O
DE ROMANA LETTS, IRENE MARIA

Service was via posting at the property on 1/27/22 and at City Hall on 2/8/22.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
3 AC CHANGEOUT. 1 SPLIT UNIT IN THE GARAGE (NEW ELECTRICAL DISCONNECTOR ADDED)

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/26/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: **BE21070114**
107 SW 6 ST
TARE HOLDINGS LLC

Service was via posting at the property on 2/3/22 and at City Hall on 2/8/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 111.1.1

OCCUPYING WITHOUT A CERTIFICATE OF OCCUPANCY.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Inspector Saragusti explained the restaurant had repurposed a trash area into a seating area. They had also installed a bar. There had been a temporary Certificate of Occupancy, but it expired in 2020.

Ms. Hasan noted the temporary Certificate of Occupancy had expired some time ago and the owner had not appeared. She recommended a much higher fine and ordering the owner to attend the next hearing.

Inspector Saragusti recommended rescheduling the case until the original inspector could be present.

Case: **BE21100208**
1910 NE 7 CT
CHARRON FAM TR 2021
CHARRON, NORMAND TRUSTEE

Service was via posting at the property on 2/3/22 and at City Hall on 2/8/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
PORCH ENCLOSURE SOUTHWEST SECTION OF THE BUILDING INCLUDING BUT NOT LIMITED TO STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING. EXTERIOR WINDOWS AND DOORS.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Board members questioned how the patio area had been enclosed.

Ms. Hasan suggested the case be withdrawn to clarify the violation.

Case: BE21100212
916 NW 3 AVE
916 NW 3RD AVENUE LLC

Service was via posting at the property on 2/3/22 and at City Hall on 2/8/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.
A/C LEAKING, ELECTRIC FIXTURES HANGING, FASCIA AND WOOD CEILING ROTTEN.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Chair Booth asked if the case should be presented to the Special Magistrate. Ms. Hasan felt it may be appropriate for the case to be presented to the Special Magistrate but said the Board could rule on the case.

Motion made by Mr. Madfis, seconded by Mr. Nolen, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/22/22, or a fine of \$100 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: BE21110057
1501 NW 5 ST
BOLDEN, TOMMY

Service was via posting at the property on 2/3/22 and at City Hall on 2/8/22.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW WINDOWS.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Motion made by Ms. Evert, seconded by Mr. Marx, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/22/22, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 5-0.

Case: **BE21100149**
120 NW 16 ST
NW 16TH ST LAND TRUST#120 TR
FLORIDA TR SERVICES LLC TRUSTEE

This case was first heard on 1/25/22 to comply by 2/22/22. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance and recommended a 28-day extension.

Motion made by Ms. Evert, seconded by Mr. Madfis to grant a 28-day extension to 3/22/22, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: **BE21050059**
2901 NW 18 ST
BROWARD MULTIFAMILY LLC

This case was first heard on 11/23/21 to comply by 1/25/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance and he did not recommend an extension.

The Board took no action.

Case: **BE21090022**
916 NW 3 AVE 1-4
916 NW 3RD AVENUE LLC

This case was first heard on 11/23/21 to comply by 1/25/22. Violations and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Nash Madic, Building Inspector, reported the property was not in compliance and the AC permit application had not been submitted. The electrical permit had been issued. He recommended imposition of the fines.

Motion made by Ms. Evert, seconded by Mr. Marx, to find the property was not in compliance by the ordered date and to impose the \$2,700 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 5-0.

Case: **CE20020940**
1122 SW 6 ST
PANKRATOVA, TATYANA

This case was first heard on 4/27/21 to comply by 6/22/21. Violations, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Building Inspector, reported the property was not in compliance and recommended imposition of the fines.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find the property was not in compliance by the ordered date and to impose the \$1,350 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 5-0.

Case: CE21030793
2450 NW 31 AVE
LOWE, ANTHONY L & EVADNE

This case was first heard on 9/28/21 to comply by 11/23/21. Violations, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Building Inspector, said the owner had submitted the permit application. He recommended a 28-day extension.

Motion made by Ms. Evert, seconded by Mr. Marx to grant a 28-day extension to 3/22/22, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Case: BE21060088
76 ISLE OF VENICE DR
76 ISLE OF VENICE INC

This case was first heard on 9/28/21 to comply by 11/23/21. Violations, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Building Inspector, said there had been no progress and recommended imposition of the fines.

Motion made by Ms. Evert, seconded by Mr. Nolen, to find the property was not in compliance by the ordered date and to impose the \$1,550 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 5-0.

Case: BE20050414
528 NW 18 AVE
BALFE, JEFFREY R
NIERENBERG, ASHLEY N

This case was first heard on 11/23/21 to comply by 1/25/22. Violations and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Building Inspector, reported there had been no progress and recommended imposition of the fines.

Motion made by Mr. Nolen, seconded by Ms. Evert, to find the property was not in compliance by the ordered date and to impose the \$1,350 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 5-0.

Case: CE21020758
2667 KEY LARGO LN
ALMINAQUE, GUSTAVO A
RICO, ANALAY

This case was first heard on 5/25/21 to comply by 9/28/21. Violations, service, and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Building Inspector, reported there had been no progress and recommended imposition of the fines.

Motion made by Mr. Nolen, seconded by Mr. Marx, to find the property was not in compliance by the ordered date and to impose the \$1,350 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 5-0.

Complied, Closed and Withdrawn Cases

Staff entered the closed and withdrawn cases listed on page 8 of the agenda into the record.

Board Meeting Minutes

Motion made by Mr. Marx, seconded by Mr. Nolen, to approve the minutes of the Board's January, 2022 meeting. In a voice vote, motion passed unanimously.

Board Discussion

None

Communication to the City Commission

None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None

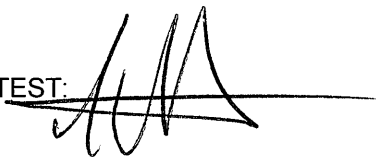
Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

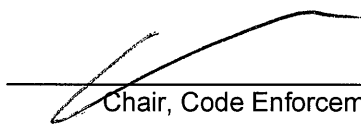
None

There being no further business to come before the Board, the meeting adjourned at 10:12 AM.
a.m.

ATTEST:



Clerk, Code Enforcement Board



Chair, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.